

# Wicker Park

Historic lounge and restaurant in the Flat Iron Building available for sale.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

Debonair Socail Club, 1575 N. Milwaukee Ave., Chicago



## Demographics

Population	1-Mile	5-Mile
2022 Population	59,876	1,173,320
2027 Population	58,787	1,160,161
Annual Growth 2022-2027	-1.8%	-1.1%

## Households

2022 Households	27,101	506,197
Annual Growth 2022-2027	-2.7%	-0.9%

## Income

Avg. Household Income	\$123,105	\$83,930
-----------------------	-----------	----------

Source: Costar

## Nearby Businesses

Foxtrot	Stan's Donut's
Yeti	Piece Pizza & Brewery
Dorian's	Dove's Luncheonette
The Robin Hotel	Big Star
Paulie Gee's	Urban Belly

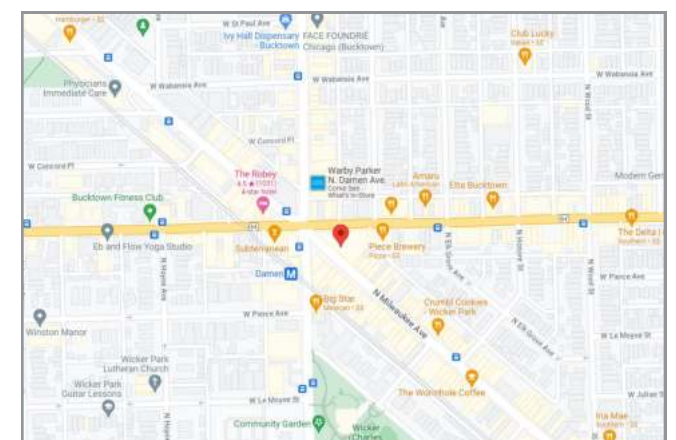
## Location: Wicker Park

Start your day at the vibrant Six Corners area where North, Milwaukee, and Damen Avenues intersect. This is the always-bustling heart of the neighborhood, where you'll find vintage stores, record shops, noodle joints, award-winning eateries, cool coffee houses, bookstores, art galleries, and more. A good way to see the area is on the 606, a repurposed rail line that gives you an elevated view of four distinctive Chicago neighborhoods. You'll find walkers, joggers, bikers, public parks, art installations, overlooks, and more all along the 2.7-mile stretch.

- choosechicago.com

## Map

On North Milwaukee Ave. at the Wicker Park Six Corner Intersection



## Business Description

Home of Wicker Park's longest-running dance club this multi-media lounge operates on two levels of the famed Flat Iron Building. The space has DJ booths and bars on both floors and a dance performance stage. Known for close to two decades as the "music, food, art, romance and dancing" center. From Lollapalooza parties and temp home to the historic shuttered NEO, to impressive DJ rosters that included names the likes of Diplo, Thom Yorke and The Cool Kids. This is an opportunity to continue the legendary club with potential to expand into a second-gen restaurant with its own frontage and entry for duo-concepts.

**Purchase Price:** \$179,000.00 (Business Sale)

**Property Taxes:** N/A

**Lease Rate:** \$75/SF NNN, \$30/SF (LL)

**OpEx:** N/A

**Size (Approx.):** 2,345 SF, 3,938 SF (Contiguous), 1,800 SF (LL)

**Licenses:** Incidental Liquor, Retail Food, PPA

**For additional information or to schedule a showing, contact:**

Juan Carlos Gomez 312-575-0480 (Ext. 111)  
773-543-2045  
juancarlos@kudangroup.com